



1 KINGS STREET, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4BJ  
OFFERS OVER £500,000 FREEHOLD

## AN INDIVIDUAL 3 BEDROOM DETACHED FAMILY HOME WITH A LARGE SOUTH FACING GARDEN.

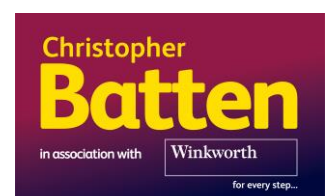
### SUMMARY:

Set in a prominent location opposite the maypole green in the heart of the popular village of Sturminster Marshall, about 4 miles west of Wimborne, the house offers great potential for extension, subject to planning consent. It was traditionally constructed in 1961 (with facing brick elevations under a concrete tiled roof) by relatives of our clients, and has never been for sale on the open market.

Connected to all mains services, the house has gas central heating (the boiler for which was replaced 8 years ago), UPVC double glazed windows and doors throughout.

- Marketed by Christopher Batten Estate Agents
- 3 bedrooms
- Large south facing rear garden
- In the heart of this popular village
- Offers great potential for extension (STPP)

Wimborne | 01202 841171 |





## DESCRIPTION:

There is a spacious hall with a woodblock floor which continues through the 2 reception rooms. The sitting room has a (temporarily sealed) brick open fireplace and a large picture window overlooking the rear garden. The dining room also has a rear aspect.

The kitchen has post formed work surfaces, a range of units, wall mounted gas boiler, AEG oven and grill, electric hob, extractor unit, space for washing machine and fridge-freezer, built-in larder, and door to a side porch (with doors to outside and a WC.)

A staircase leads to the first floor landing which has loft access and an airing cupboard. There are 2 double bedrooms and a single, all of which have built-in wardrobes, and a bathroom.

A concrete driveway has space for at least 2 vehicles, and there is a large single garage with up-and-over door, double glazed window, light, power and boarded roof.



The gardens extend to about a quarter of acre. There is a large front lawn with mixed hedges and concrete pathways, and the lawn continues to the side. There is a large, south facing rear lawn enclosed by fencing and beech hedges, with concrete fuel bunkers.

### **LOCATION:**

Sturminster Marshall has a lively village community with First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy, 2 pub/restaurants and a café.

There is easy access to the A350 and A31 providing good road connections to Blandford Forum, Dorchester, Poole and the market town of Wimborne Minster. Dorchester, Poole and Bournemouth all have mainline rail links.

### **COUNCIL TAX:**

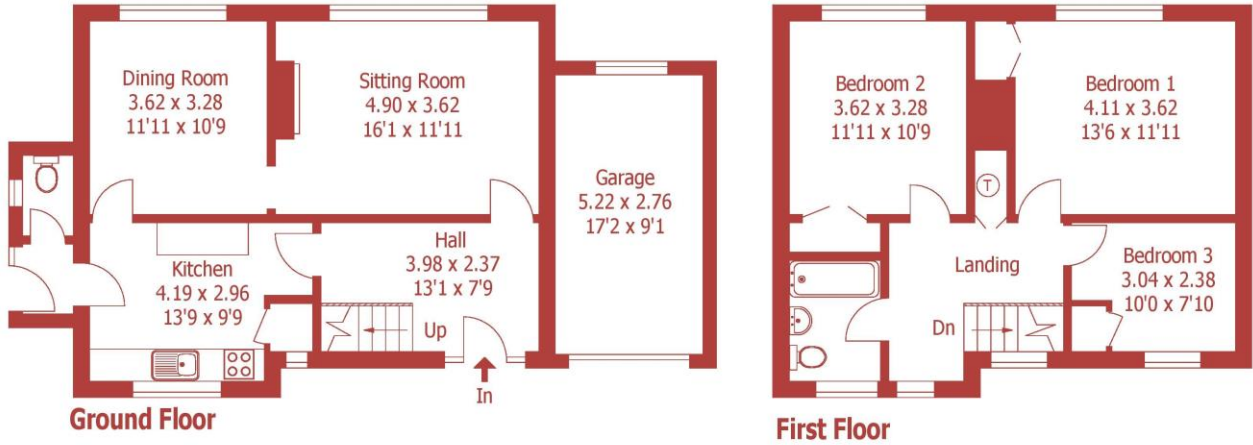
Band E

### **DIRECTIONS:**

From Wimborne, proceed west along Julians Road and onto lake Gates roundabout. Take the third exit onto the A31 towards Dorchester. At the Roundhouse, Sturminster Marshall roundabout, take the third exit onto the A350, towards Blandford, into Sturminster Marshall village. Take the first turning on the right into Station Road and continue along Station Road into the High Street. Kings Street can be found at the far end on the left hand side, and the property can be found on the left hand side, just opposite the maypole green.



Approximate Gross Internal Area :- 125 sq m / 1350 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (95+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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